

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		FAIRMONT ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	HERRON ANDREW CLARK			
Owner 2:	ZHENG YAWEI			
Owner 3:				
Street 1:	51 FAIRMONT ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	REED DEBORA A /TRUSTEE -		
Owner 2:	51 FAIRMONT ST REALTY TRUST -		
Street 1:	4724 CARTERWOOD DR		
Twn/City:	FAIRFAX		
St/Prov:	VA	Cntry:	
Postal:	22032		

## NARRATIVE DESCRIPTION

This parcel contains 3,946 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1417 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3946		Sq. Ft.	Site		0	80.	1.36	1									430,704						430,700	
Total AC/HA:	0.09059			Total SF/SM:	3946		Parcel LUC:	101	One Family		Prime NB Desc:	ARLINGTON							Total:	430,704		Spl Credit			Total:	430,700	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3946.000	253,900	5,100	430,700	689,700		1857
							GIS Ref
							GIS Ref
Total Card	0.091	253,900	5,100	430,700	689,700	Entered Lot Size	
Total Parcel	0.091	253,900	5,100	430,700	689,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		486.66	/Parcel: 486.6	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,000	5100	3,946.	430,700	689,800	689,800	Year End Roll	12/18/2019
2019	101	FV	204,500	5100	3,946.	457,600	667,200	667,200	Year End Roll	1/3/2019
2018	101	FV	204,500	5100	3,946.	333,800	543,400	543,400	Year End Roll	12/20/2017
2017	101	FV	217,600	5100	3,946.	290,700	513,400	513,400	Year End Roll	1/3/2017
2016	101	FV	217,600	5100	3,946.	247,700	470,400	470,400	Year End	1/4/2016
2015	101	FV	205,500	5100	3,946.	242,300	452,900	452,900	Year End Roll	12/11/2014
2014	101	FV	205,500	5100	3,946.	199,200	409,800	409,800	Year End Roll	12/16/2013
2013	101	FV	205,500	5100	3,946.	189,500	400,100	400,100		12/13/2012

## SALES INFORMATION

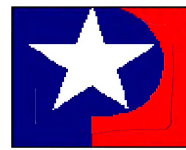
[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
8/12/2017	Inspected	PH	Patrick H
8/4/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	189	PATRIOT
12/10/1999	Inspected	267	PATRIOT
9/27/1999	Measured	163	PATRIOT
9/22/1999	Mailer Sent		
8/25/1993		RV	
<div> <div>Sign:</div> <div>VERIFICATION OF VISIT NOT DATA</div> <div>___/___/___</div> </div>			



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	1857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!185!

## PRINT

Date	Time
12/10/20	16:02:38

**LAST REV**

Date	Time
09/10/19	15:15:10

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ASR Map:

Fact Dist:

Reval Dist:

Year

LandReasons

BldReason

CivilDistrict:

Ratio:

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